

AMENDED

LEASING OPPORTUNITY

Gateway National Recreation Area
Mobile Food/Beverage and Beach Equipment Services
at Sandy Hook



REQUEST FOR BIDS

(Term: up to 5 years)

RFB Release Date: Friday March 24, 2017	Bid Submittal Deadline: Rolling Solicitation: Bids are due Fridays at 1:00 PM until all locations are filled or until NPS discontinues this Solicitation.
Site Tour: Self-tour	Anticipated Date for Selection of Qualified Bidder/s: Bids will be opened every Friday and Qualified Bidders will be notified as soon as possible thereafter.
Submit Questions To: gateway_bmd@nps.gov	Anticipated Lease Commencement: On or before Memorial Day Weekend 2017

As a result of the significant amount of questions and concerns related to the recent Request for Bids issued as: **LEASING OPPORTUNITY - Mobile Food/Beverage and Beach Equipment Services, NPS is issuing an Amended Request for Bids (RFB).**

The Amended RFB authorizes use of nine locations instead of the sixteen identified in the previous RFB. The RFB is being issued in order to comply with the requirements of 36 CFR Part 18, which addresses the use of government lands and facilities under a lease.

Over the past three (3) years mobile food operations were authorized under Commercial Use Authorizations (CUAs) in connection with a pilot program undertaken at Gateway National Recreation Area. As a result of subsequent revenues reported by the CUA Holders, NPS has determined it can no longer issue CUAs at certain locations due to revenue thresholds imposed by law. The only viable alternative under which NPS can continue authorizing use of government lands and facilities is under a lease. Our leasing law requires us to obtain Fair Market Value Rent for any lands or facilities leased to non-NPS entities. We issued the original RFB based on similar opportunities along the jersey shore. We are reissuing this RFB and excluding a number of locations and adjusting the minimum Fair Market Value Rents in response to what we have heard from market participants interested in this opportunity.

Public vending machines will be available at Areas B, C, D, E, G, and I. CUA's will be offered at Beach Areas B (1 spot), C (1 spot) E (4 spots - one day spot, three Wednesday evening concert spots), Area I (2 spots), and Roving. The Roving vendor is authorized to use the following locations: Ferry, Lighthouse, Guardian Park, and Horseshoe Cove, and may also rove to any area except Area D and Area G.

If you are interested in a CUA, please contact: gateway_bmd@nps.gov or call (718) 354 4665.

If you are interested in a LEASE for Areas D and G, please submit bids as based on revised rates in Table A and submit as identified below, in C. Submission of Bid.

Any party having submitted a Bid to date should resubmit based on rates identified in the table below. Bids received in connection with the original RFB issued February 16, 2017 and due March 17, 2017 will not be opened and will be shredded.

TABLE A

Bidders are encouraged to inspect site locations prior to submitting bids to ensure the size of the location is adequate for their needs.

Area	Minimum Operating Days	Minimum Operating Hours	Utilities Available	Land Area	Menu Offerings	Minimum Bid
C1	Weekends and Holidays	9:30 a.m. to 3:00 p.m.	Paddleboards and Kayaks	8' x 10'/one parking space	Recreation	Minimum Bid: \$4,000 per season
D1	Daily (July 4th weekend through Labor Day weekend)	9:30 a.m. to 3:00 p.m.	None Currently - Propane or Gas Powered Generators may be allowed until utilities are available	12' x 20'	Dessert	Minimum Bid: \$5,000 per season
D2	Daily (July 4th weekend through Labor Day weekend)	9:30 a.m. to 3:00 p.m.	None Currently - Propane or Gas Powered Generators may be allowed until utilities are available.	15' x 20'	American	Minimum Bid: \$5,000 per season
D3	Daily (July 4th weekend through Labor Day weekend)	9:30 a.m. to 3:00 p.m.	None Currently - Propane or Gas Powered Generators may be allowed until utilities are available.	10' x 25'	Ethnic	Minimum Bid: \$5,000 per season
D4	Daily (July 4th weekend through Labor Day weekend)	9:30 a.m. to 3:00 p.m.	None - Propane or Gas Powered Generator may be allowed.	10' x 30'	American	Minimum Bid: \$5,000 per season
D5	Daily (July 4th weekend through Labor Day weekend)	9:30 a.m. to 3:00 p.m.	None - Propane or Gas Powered Generator may be allowed	10' x 10'	Beach Equipment & Convenience Items	Minimum Bid: \$5,000 per season
G1	Daily (July 4th weekend through Labor Day weekend)	9:30 a.m. to 3:00 p.m.	None - Propane or Gas Powered Generator may be allowed	10' x 15'	American or Ethnic	Minimum Bid: \$4,000 per season
G2	Daily (July 4th weekend through Labor Day weekend)	9:30 a.m. to 3:00 p.m.	Utility (electric and water) hookup available	10' x 20'	Dessert	Minimum Bid: \$4,000 per season
G3	Daily (July 4th weekend through Labor Day weekend)	9:30 a.m. to 3:00 p.m.	None - Propane or Gas Powered Generator may be allowed	10' x 10'	Beach Equipment & Convenience Items	Minimum Bid: \$4,000 per season

C. Submission of Bid

Bid Submission Requirements

This is a rolling solicitation. Bids are due Fridays at 1:00 PM. This opportunity will remain open until all locations are filled or until NPS discontinues this Solicitation. Bid forms must be enclosed in a sealed envelope and received by the Superintendent of Gateway National Recreation Area Fridays by **1:00 p.m.** The face of the sealed envelope shall show the bidder's name and address, along with the receiver's address as follows:

CONTAINS BID -- MAILROOM DO NOT OPEN

Superintendent
Gateway National Recreation Area
210 New York Avenue
Staten Island, NY 10305
Attention: Sandy Hook Mobile Operations

Telephonic bids, faxes, e-mail, and other means of transmittal will not be considered. Bid submittals will not be returned.

The NPS may reject any and all bids in its discretion and re-solicit or cancel a lease solicitation at any time without liability or obligation to any person.

EXHIBITS:

Exhibit A:	BID SHEET
Exhibit B:	CREDIT INFORMATION Complete and include one of the following as applicable:
	Identification and Credit Information (Individual) - OMB Control Number 1024-0233
	Identification and Credit Information (Business) - OMB Control Number 1024-0233
Exhibit C:	FINANCIAL INFORMATION Financial Information for Revenue-Producing Uses - OMB Control Number 1024-0233
Exhibit D:	SAMPLE LEASE
Exhibit E:	MAPS